

Stuart Evans 03 8862 4928 0402 067 710

Statement of Information

Stuart.Evans@marshallwhite.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	576 Camberwell Road, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,160,000	&	\$1,280,000

Median sale price

Median price	\$2,303,000	Hou	ise X	Unit		Suburb	Camberwell
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	87 Durham Rd SURREY HILLS 3127	\$1,372,000	18/11/2017
2	72 Bath Rd GLEN IRIS 3146	\$1,350,000	18/10/2017
3	4 Morey St CAMBERWELL 3124	\$1,110,000	28/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897





Generated: 01/03/2018 16:05



Stuart Evans 03 8862 4928 0402 067 710 Stuart.Evans@marshallwhite.com.au

Indicative Selling Price \$1,150,000 - \$1,265,000 **Median House Price** December quarter 2017: \$2,303,000



Rooms:

Property Type: House (Res) Land Size: 309 sqm approx

Agent Comments

Comparable Properties



87 Durham Rd SURREY HILLS 3127 (REI)





Price: \$1,372,000 Method: Auction Sale Date: 18/11/2017 Rooms: 5

Property Type: House (Res) Land Size: 500 sqm approx

72 Bath Rd GLEN IRIS 3146 (REI/VG)







Price: \$1,350,000 Method: Private Sale Date: 18/10/2017

Rooms: -

Property Type: House (Res) Land Size: 403 sqm approx

4 Morey St CAMBERWELL 3124 (REI/VG)





Price: \$1,110,000 Method: Auction Sale Date: 28/10/2017 Rooms: 4

Property Type: House (Res) Land Size: 309 sqm approx

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments

Agent Comments

Generated: 01/03/2018 16:05